152.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	876,300 / 876,300
					USE VALUE:	876,300 / 876,300
					ASSESSED:	876,300 / 876,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRANFORD BRIAN C & SARAH J
Owner 2:	
Owner 3:	
Street 1:	8 HAWTHORNE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HEFFERNAN LOUISE E -
Owner 2:	LIFE ESTATE -
Street 1:	8 HAWTHORNE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1933, having primarily Wood Shingle Exterior and 2029 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	360,300		516,000	876,300
Total Card	0.172	360,300		516,000	876,300
Total Parcel	0.172	360,300		516,000	876,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.99 | /Parcel: 431.9

Legal Description

User Acct 100571

GIS Ref

GIS Ref

Insp Date 04/30/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 152.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	360,300	0	7,500.	516,000	876,300	876,300	Year End Roll	12/18/2019
2019	101	FV	316,800	0	7,500.	483,800	800,600	800,600	Year End Roll	1/3/2019
2018	101	FV	316,800	0	7,500.	399,900	716,700	716,700	Year End Roll	12/20/2017
2017	101	FV	316,800	0	7,500.	367,700	684,500	684,500	Year End Roll	1/3/2017
2016	101	FV	316,800	0	7,500.	335,400	652,200	652,200	Year End	1/4/2016
2015	101	FV	281,500	0	7,500.	329,000	610,500	610,500	Year End Roll	12/11/2014
2014	101	FV	281,500	0	7,500.	305,700	587,200	587,200	Year End Roll	12/16/2013
2013	101	FV	281,500	0	7,500.	290,900	572,400	572,400		12/13/2012

!11896!

PRINT

Date	Time
12/11/20	02:01:35

LAST REV

Date	Time
09/21/20	10:32:56

danam

11896

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEFFERNAN LOUIS	1557-91	1	5/5/2020		925,000	No	No		
HEFFERNAN LOUIS	1540-148	1	2/13/2019	Convenience	1	No	No		
	906-151		6/1/1978		58,000	No	No		PETER J HEFFERNAN D.O.D. 6/30/2014 BK 906 PG

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2020	724	Heat App	10,000	C				
6/10/2020	615	Redo Kit	260,000	O				
2/26/2003	120	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2020	SQ Returned	MM	Mary M
7/16/2020	SQ Mailed	MM	Mary M
4/30/2018	MEAS&NOTICE	BS	Barbara S
11/5/2008	Meas/Inspect	189	PATRIOT
4/12/2000	Inspected	264	PATRIOT
11/22/1999	Measured	270	PATRIOT
7/20/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	100571
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	80.	0.86	9									516,000						516,000	

Total AC/HA: 0.17218 | Total SF/SM: 7500 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 516,000 | Spl Credit | Total: 516,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22502732
Const Adj.:	0.99732518
Adj $ / SQ:	152.719
Other Features:	83000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	489570
Depreciation:	129247
Depreciated Total:	360324

COMMENTS

OF=SINK IN BMT, TOILET ON 1ST FLOOE,
SHOWER ON 2ND FLOOR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

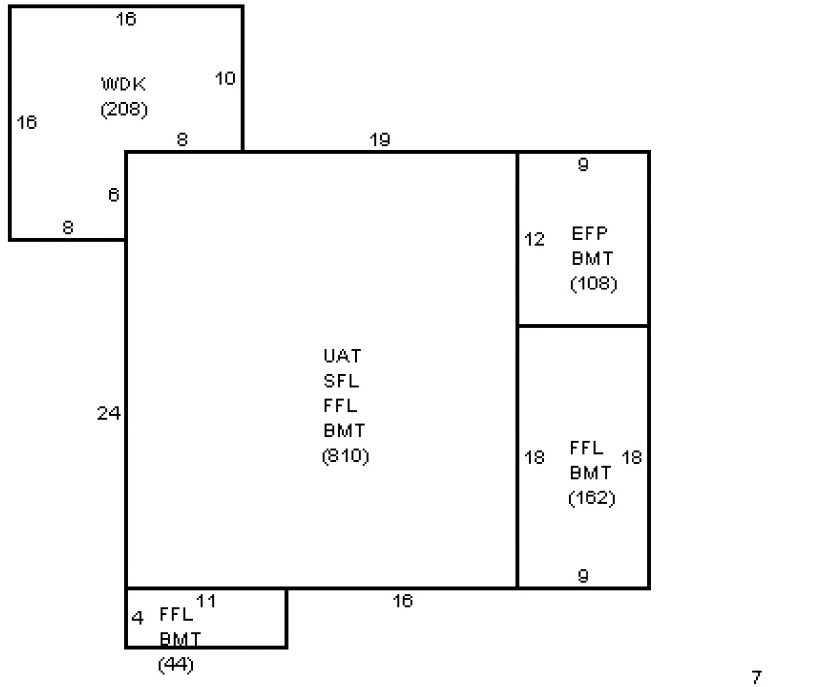
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	167.99
Special Features:	0	Val/Su Net:	103.86
Final Total:	360300	Val/Su SzAd	197.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,124	45.820	51,497
FFL	First Floor	1,016	152.720	155,162
SFL	Second Floor	810	152.720	123,702
WDK	Deck	208	10.780	2,242
UAT	Upper Attic	203	117.590	23,813
EFP	Enclos Porch	108	52.290	5,648

Net Sketched Area:	3,469			Total:	362,064
Size Ad	1826	Gross Are	4076	FinArea	2029

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	